



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: O2020-4497, Version: 1

---

### ORDINANCE

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION 1.**

**Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all of the RSI Residential Single-Unit (Detached House) District and Bl-2, Neighborhood Shopping District symbols as shown on Map No. 20 - G in the area bounded by:**

**West 79<sup>th</sup> Street; a line 57.45 feet East of and parallel to South Loomis Boulevard; the public alley next south of and parallel to West 79<sup>th</sup> Street; and South Loomis Boulevard.**

**To those of a Bl-2, Neighborhood Shopping District**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common**

**address of property: 1355-59 West 79th Street, Chicago**

\ NARRATIVE AND FLANS FOR TYPE I ZONING AMENDMENT FOR 1355-59 WEST  
79th STREET, CHICAGO

The subject property is improved with one story commercial building, which is currently vacant. The Applicant needs a zoning change in order to allow a retail food establishment license within the existing commercial building to establish a restaurant.

**Project Description:** Zoning Change to correct a split zoning district from an RSI Residential Single-Unit (Detached House) and a B1-2, Neighborhood Shopping District to a B1-2, Neighborhood Shopping District

**Use:** Commercial building with a retail food establishment license (proposed restaurant use)

**Floor Area Ratio:** Existing: .21

**Lot Area:** 6,115 Square Feet

**Building Floor Area:** Approximately 56.08' x 23.11'= 1,296 Square Feet

**Density:** N/A - no dwelling units

**Off- Street parking:** Existing 7 parking spaces to remain

**Set Backs:** Front: 10.05 feet East Side: 32.03 feet West: Side: 2.31 feet Rear: 40.31 feet

**Building height:** Existing one-story building to remain - max height of 12 feet

**CHICAGO LAND SURVEY COSVIEPA^Y MC.**

GB01 W. 6GTH STREET CHICAGO, ILLINOIS 6(1630 (773) ;i71 -9417 CHICAGO LANDSURVEYSSGIV1AIL.COM  
<<http://CHICAGO LANDSURVEYSSGIV1AIL.COM>>

OF

LOTS 9 AND 10 IN BLOCK 4 IN AUBURN HIGHLANDS, BEING A SUBDIVISION OF LOTS 1, 2, 7 AND 8 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 1309 WEST 79 TH. STREET, CHICAGO, ILLINOIS P.I.N. 20-32-104-001-0000 8. 20-32-104-002-

0000

**WEST 79 TH. STREET**

'1

rt mini  
s SOUTH  
i USI  
W MST  
O.L OH IJHE  
-a-cj- avm #M,  
-i-x--t- awH utc nwcE  
o- o- abel FOX

PWPBHTT U=C IJTT IHC

0  
o  
#-

IWKXC

CAIQI

**pqwu far**

IJGW POU SKM rax

ncanc uwiotr

CU VMM. CUAOD TO3T CAS UE1LR

WWW icira tucimc unM WAlin it. [toy

TIVTO SOW.

o  
OS  
<8  
**cags**  
**Wag**  
**Hi**

E

(0

PROPERTY AREA n fi.ns SQ. FT.

HBJS WORK IOWMFTD 10J/2020

ion iA'iijJLun, djuimm ur(i's ako r>-mn wsiHicKiici  
t'or siw/w on ihé ofKuw. miowvkkmi eiAr. rtuin m roim  
line iMSurwKt roucnr, w.eo. iooj. uunuNjy ihxuuioms.

ciKHr nn hoi R'itwLsr MotJUULNiu io w; sIt ai rHM-Lurr owmirj

SCALE: 1" = 20'

UKDEAdD BY: MIZAR ASSAF rILU #O.: 13H-72

\*\*\*v.":%

iiw.;^ I ICEMSf CXPHCS

SFA.TF 01\* 11L IIMGfI COUNY OK COOK

im's is ro crRwY mvr ml-; waj iif: survly on which (f ts BAsru wElic Mj>r, hy M". oh irr jEif. iot's unM"it my rvECT surf.hw. iioM «««  
CCHJRCL. 1HIS MROIT.SSIOHAI SCfVfVCL OONfJfIMS IU iif:" OUF-WNI HUKJIS MfIMJUM SIKHJfIJ ("OH A (30JMIV.HY SWIW\_Y"  
uatf.ij mis !LItf- um ur\_ Mc.ij, r

/iwiw--

IUNOIS fHfff^SIIKAI. LAND SiiifvY0!» MO .5304

**PROPERTY KNOWN AS: 1359 WEST 79 TH. STREET, CHICAGO, ILLINOIS**

P.I.N. 20-32-104-001-0000 & 20-32-104-002-0000

**EST 79 TH. STREET**

66' R.O.W. HERETiFORE DEDICATED AS FOR PUBLIC ROAD injRPOSES ASPHALT PAVEMENT

CONC. CUR0 \* GUTTER

**LEGEND:**

- M NORTH
- S SOUTH
- E EAST
- W WEST
- O.L OM UNE
- n D- GUARD RAIL
- X-X-X- CHAIN LINK FENCE
- RON FENCE
- f .>'!- CONCRETE PAVEMENT
- 0 PROPERTY UNE LOT UNE

O  
TT  
0 «

MANHOLE CATCH BASJN POWER POLE LIGHT POLE SIGN POLE ELECTRIC UAKHOLE

CAS VA1.VE

GUARD POST GAS METER

WATER MOD?

<  
DC

3

*m*

*GO \*|  
ti on*

©I

*ti*

1\ PROPOSE!) 1-i.GOR PLAN  
SCALi: W--|'-0\*